



CHALLAN
MTR Form Number-6



GRN MH007398174202425E	BARCODE			Date 28/08/2024-13:10:18	Form ID
Department Inspector General Of Registration		Payer Details			
Search Fee		TAX ID / TAN (If Any)			
Type of Payment	Other Items	PAN No.(If Applicable)			
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR	Full Name		Adv Mahesh Mane	
Location	PUNE				
Year	2024-2025 One Time	Flat/Block No.		S No. 104 P and 105 P	
Account Head Details				Premises/Building	
0030072201 SEARCH FEE	850.00	Road/Street		Ravet	
		Area/Locality		Pune	
				Town/City/District	
		PIN		4 1 2 1 0 1	
		Remarks (If Any)			
		Search Fees of S No. 104 P and 105 P Ravet, Pune from year 1994 to 2024 of 30 years.			
Total	850.00	Amount In	Eight Hundred Fifty Rupees Only		
Payment Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	00040572024082827567	IK0CXFUIW9
Cheque/DD No.		Bank Date	RBI Date	28/08/2024-01:10:49	29/08/2024
Name of Bank		Bank-Branch		STATE BANK OF INDIA	
Name of Branch		Scroll No. , Date	242 , 29/08/2024		

Department ID :

Mobile No. : 9011560297

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

सदर चलन "टाइप ऑफ पेमेंट" मध्ये नग्नुद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करावयाच्या दस्तावेजाची लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURIES MUMBAI 1
Date: 2024-12-21 18:05:44 IST
Reason: GRAS Secure Document
Location: India

MAHESH S. MANE

Advocate

403, Austin Oaks, Near Kundan Estate,
C.T.S. No.959, Kate Wasti, Pimple Saudagar,
Pune-411 027. ♦ Mob. : 9011560297



CHALLAN
MTR Form Number-6



GRN	MH011378326202122E	BARCODE			Date	08/01/2022-12:40:02	Form ID				
Department Inspector General Of Registration			Payer Details								
Search Fee			TAX ID / TAN (If Any)								
Type of Payment	Other Items		PAN No.(If Applicable)								
Office Name	HVL1_HAVELI NO1 SUB REGISTRAR		Full Name		Adv Mahesh Mane						
Location	PUNE										
Year	2021-2022 One Time		Flat/Block No.		S No. 104/2 and 104/4						
Account Head Details			Amount In Rs.	Premises/Building							
0030072201 SEARCH FEE			750.00	Road/Street		Ravet Pune					
				Area/Locality		Pune					
				Town/City/District							
				PIN		4	1	2	1	0	1
				Remarks (If Any)							
				Search Fees of S No. 104/2 and 104/4 Ravet Pune for 30 years from 1992 to 2022							
				Amount In		Seven Hundred Fifty Rupees Only					
Total			750.00	Words							
Payment Details			STATE BANK OF INDIA		FOR USE IN RECEIVING BANK						
Cheque-DD Details				Bank CIN	Ref. No.	00040572022010897920			IK0BLXUVR5		
Cheque/DD No.				Bank Date	RBI Date	08/01/2022-12:40:46			10/01/2022		
Name of Bank				Bank-Branch		STATE BANK OF INDIA					
Name of Branch				Scroll No. , Date		9 , 10/01/2022					

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document
सदर चलन "टाइप ऑफ पेर्मट" मध्ये नमुद कारणासाठीच लागू आहे. इतर कारणांसाठी किंवा नोंदणी न करावयाच्या दस्तावाची लागू नाही.

Signature Not Verified

Digitally signed by DS
DIRECTORATE OF ACCOUNTS
AND TREASURER, MUMBAI 1
Date: 2024.12.11 18:03:11 IST
Reason: GRAS Secure Document
Location: India

Mobile No. : 9011560297

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FORMAT A (Circular No. 28/2021)

To,

MAHARERA

Mumbai

LEGAL TITLE REPORT

SUB: Title Clearance Certificate with respect to (A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R, (C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R. situated at Village Ravet, Pune.

I have investigated the title of the said land on the request of M/s. Vivanta Realty and following documents, i.e.

1) Description of the property:

All that piece and parcel of land situated at Village **Ravet**, Tal. - Haveli, Dist. Pune within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune bearing

- (A) **Survey No. 104/2** totally admeasuring area **00 H 36 R** assessed for Rs. 00 paise 69.
- (B) **Survey No. 104/4** admeasuring area **00 H 90 R** and Pot Kharaba 00 H 2 R i.e. total area admeasuring **00 H 92 R** assessed for Rs. 3 paise 00.
- (C) **Survey No. 105/1(P)** totally admeasuring 00 H 60 R assessed for Rs. 1 Paise 50 out of area admeasuring **00 H 20 R**.

(1)



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D) **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs.3
Paise 50 out of area admeasuring **00 H 29.1 R**.

E) **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs.3
Paise 50 out of area admeasuring **00 H 43.40 R**.

Above all properties **A to E** which total **area 2 H 20.50 R** collectively bounded as under:

On Or Towards East : By property of S No. 108 Part

On Or Towards West : By 24 Mtrs D P Road

On Or Towards North : By 18 Mtrs D P Road

On Or Towards South : By Property of S No.105 Part and 104 Part

Hereinafter referred as "**Said Property**"

2) The Documents of Allotment of Plot

- a) Deed of Confirmation of Pushpa Bhondave and others Dt.17/09/2021 registered before Sub Registrar Haveli No 26 vide registration no. 13033/2021 with Index – II and Registration Receipt.
- b) Release Deed of Sindhbai Jayram Aambekar dated 12/08/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 11222/2021 with Index – II and Registration Receipt.
- c) Release Deed of Laxmibai Dilip Gavade dated 08/03/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 4161/2021 with Index – II and Registration Receipt.
- d) Release Deed of Vatsala Baban Bhave dated 24/02/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 3249/2021 with Index – II and Registration Receipt.



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- e) Release Deed of Chindhu Bajirao Kaspate and others dated 15/02/2022 registered before Sub Registrar Haveli No. 5 vide registration no. 2853/2022 with Index – II and Registration Receipt.
- f) Release Deed of Lilabai Dnyaneshwar Ghule and others dated 11/05/2022 registered before Sub Registrar Haveli No. 5 vide registration no. 8962/2022 with Index – II and Registration Receipt.
- g) Release Deed of Manda Sampat Kaspate and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3357/2023 with Index – II and Registration Receipt.
- h) Supplementary Agreement of Manda Sampat Kaspate and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3358/2023 with Index – II and Registration Receipt.
- i) Release Deed of Chandrakant Damodar Barne and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3359/2023 with Index – II and Registration Receipt.
- j) Supplementary Agreement of Chandrakant Damodar Barne and others dated 22/02/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 3401/2023 with Index – II and Registration Receipt.
- k) Release Deed of Chhaya Vishal Barne and others dated 13/07/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 13231/2023 with Index – II and Registration Receipt.

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- l) Supplementary Agreement of Chhaya Vishal Barne and others dated 13/07/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 13232/2023 with Index – II and Registration Receipt.
- m) Release Deed of Mahesh Nandu Barne and others dated 06/12/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 24162/2023 with Index – II and Registration Receipt.
- n) Supplementary Agreement of Mahesh Nandu Barne and others dated 06/12/2023 registered before Sub Registrar Haveli No. 14 vide registration no. 24161/2023 with Index – II and Registration Receipt.
- o) Release Deed of Tarabai Raghunath Shinde dated 05/04/2024 registered before Sub Registrar Haveli No. 14 vide registration no. 7701/2024 with Index – II and Registration Receipt.
- p) Supplementary Agreement of Tarabai Raghunath Shinde dated 05/04/2024 registered before Sub Registrar Haveli No. 14 vide registration no. 7702/2024 with Index – II and Registration Receipt.
- q) Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 14 vide registration no. 3124/2006 and 3125/2006 respectively which is registered on dated 20/04/2006.
- r) Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 11 vide registration no. 34/2007 and 35/2007 respectively which is registered on dated 26/12/2006.



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- s) Xerox Copy of Sale Deed which is registered in the Office of Sub Registrar Haveli No. 17 vide registration no. 8635/2008 which is registered on dated 18/08/2008.
- t) Deed of Gift which is registered in the Office of Sub Registrar Haveli No. 18 vide registration no. 1515/2012 registered on dated 10/02/2012.
- u) Development Agreement & Power of Attorney Dt.13/02/2021 registered before Sub Registrar Haveli No. 25 vide registration no. 2503/2021 and 2504/2021 with Index – II and Registration Receipt.
- v) Development Agreement and Power of Attorney which is registered in the Office of Sub Registrar Haveli No. 26 vide registration no. 9394/2019 which is registered on dated 17/06/2019.
- w) Development Agreement and Power of Attorney dated 04/04/2024 which is registered in the Office of Sub Registrar Haveli No. 14 vide no. 7597/2024 and 7598/2024 respectively.

3) **7/12 Extract issued by the Gav Kamgar Talathi Ravet Pune and mutation entries.**

4) **Search Report of 30 Years from year 1994 to 2024.**

2/- On perusal of the above mentioned documents and all other relevant documents relating to title of the said property I am of the opinion that

(A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R, (C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R



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situated at **Village Ravet, Pune**, within the limits of Pimpri Chinchwad Municipal Corporation and within the jurisdiction of Sub - Registrar, Haveli, Pune and the same are free from encumbrances and doubt and same are perfectly marketable and same is clear, marketable and without any encumbrances.

OWNERS OF THE LAND:

(A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R,	: 1) SMT. Parvatibai Maruti Bhondve - Self 2) SMT. Laxmibai Murlidhar Bhondve - Self 3) Late Alka Gulab Bhondve 4) Mr. Sambhaji Gulab Bhondve - Self 5) MR. Sandip Gulab Bhondve - Self 6) MRS. Suvarna Dnyaneshwar Nakhate - Self 7) Late Kaluram Jaywant Bhondve 8) MR. Sameer Kaluram Bhondve - Self 9) MRS. Sonu Ravindra Tapkir - Self 10) MRS. Sarika Dattatray Pawar - Self 11) MR. Shivaji Jaywant Bhondve - Self 12) MR. Shubham Shivaji Bhondve - Son 13) MRS. Siddhi Shivaji Bhondve - Daughter 14) Late Sahebrao Prabhakar Bhondve 15) MR. Dilip Sahebrao Bhondve - Self 16) MR. Daulat Sahebrao Bhondve - Self 17) MRS. Sunita Sanjay Pinjan - Self 18) MRS. Manisha Machindra Taras - Self 19) MR. Bajirao Prabhakar Bhondve - Self 20) MR. Amol Bajirao Bhondve - Son 21) MR. Vaibhav Bajirao Bhondve - Son 22) MR. Prakash Prabhakar Bhondve - Self 23) MR. Kushal Prakash Bhondve - Son 24) MR. Swapnil Prakash Bhondve - Son 25) MRS. Pallavi Sandip Jagtap - Daughter 26) MR. Rajaram Maruti Bhondve - Self 27) MR. Rushikesh Rajaram Bhondve - Son 28) MRS. Shital Balu Chandekar - Daughter 29) MRS. Rachana Pandurang Yewale - Daughter 30) MR. Tanaji Maruti Bhondve - Self 31) MR. Kapil Tanaji Bhondve - Son 32) SMT. Vaishali Shantaram Bhondve - Self 33) MR. Viraj Shantaram Bhondve - Self 34) MRS. Mansi Shantaram Bhondve - Self 35) MR. Sanjay Murlidhar Bhondve - Self 36) MR. Atharv Sanjay Bhondve - Son
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	37) SMT. Urmila Vijay Bhondve - Self
(C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R.	: Mr. Vivek Gopal Joshi

(2) Qualifying Remark if Any : M/s. Vivanta Realty through its Partner Mr. Vasant Khandu Kate is a developer of the said property.

The report reflecting the flow of the title of the Owner/Developer - M/s. Vivanta Realty on the said land is enclosed herewith as Annexure.

Enclosed - Annexure

Pune

Date - 21.12.2024

W.S.M.
MAHESH S. MANE
ADVOCATE
403, Austin Oaks, Near Kundan Estate,
C.T.S. No.959, Kate Wasti, Pimple Saudagar,
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FORMAT - A (Circular No. 28 / 2021) FLOW OF TITLE OF THE SAID LAND

All that piece and parcel of land bearing S. Nos. as under:

(A) Survey No. 104/2 totally admeasuring about 00 H 36 R (B) Survey No. 104/4 admeasuring about 00 H 90 R and Pot Kharaba 00 H 2 R, (C) Survey No. 105/1(P) totally admeasuring 00 H 60 R out of area admeasuring 00 H 20 R, (D) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 29.1 R, (E) Survey No. 105/2(P) totally admeasuring 00 H 99 R out of area admeasuring 00 H 43.40 R. situated at Village Ravet, Pune

7/12 Extract issued by the Gav Kamgar Talathi Ravet Pune and mutation entries.

Search Report of 30 years from year 1994 to 2024.

The said property mentioned in Para No.1 was originally owned by Hanmant Dhondi Bhondave as his ancestral property.

That the said owner Hanmant Dhondi Bhondave died on 16/06/1967 leaving behind heirs namely Jayvant Hanumant Bhondave, Prabhakar Hanumant Bhondave, Maruti Hanumant Bhondave, Vatsala Baban Bhave, Chhabubai Bajirav Kaspate, Sushila Damodar Barane Deceased and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4465.

That the owner namely Maruti Hanumant Bhondave, died on 29/12/1998 leaving behind heirs namely Parvatibai Maruti Bhondave, Rajaram Maruti Bhondave, Tanaji Maruti Bhondave, Tarabai Raghunath Shinde, Shantaram Maruti Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4712.



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That the owner namely Murlidhar Hanumant Bhondave, died on 14/04/1977 leaving behind heirs namely Laxmibai Murlidhar Bhondave, Sanjay Murlidhar Bhondave, Vijay Murlidhar Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4960.

That the owner namely Jayvant Hanumant Bhondave, died on 30/05/1983 leaving behind heirs namely Fulabai Jayvant Bhondave, Gulab Jayvant Bhondave, Kaluram Jayvant Bhondave, Shivaji Jayvant Bhondave, Sindhubai Jayram Aambekar, Lilabai Dnyaneshwar Ghule, and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4961.

That the owner namely Prabhakar Hanumant Bhondave, died on 11/11/1971 leaving behind heirs namely Chandrabhaga Prabhakar Bhondave, Sahebrao Prabhakar Bhondave, Bajirao Prabhakar Bhondave, Prakash Prabhakar Bhondave, Laxmibai Dilip Gavade and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 4966.

That the owner namely Shantaram Maruti Bhondave, died on 16/05/2007 leaving behind heirs namely Vaishali Shantaram Bhondave, Viraj Shantaram Bhondave, Manasi Shantaram Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 6240.

That the owner namely Nandu Damodar Barne, died on 27/09/2012 leaving behind heirs namely Gita Nandu Barne, Vishal Nandu Barne, Mahesh Nandu Barne and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 8388.

That the owner namely Vijay Murlidhar Bhondave, died on 18/06/2019 leaving behind heirs namely Urmila Vijay Bhondave and Rohan Vijay Bhondave and accordingly names of said heirs entered on 7/12 extract vide mutation entry no. 10644.



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Thereafter owner namely Sindhbai Jayram Ambekar relinquished her rights in said property and accordingly executed release deed dated 12/08/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 11222/2021.

Thereafter owner namely Laxmibai Dilip Gavade relinquished her rights in said property and accordingly executed release deed dated 08/03/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 4161/2021.

Thereafter owner namely Vatsala Baban Bhave relinquished her rights in said property and accordingly executed release deed dated 24/02/2021 registered before Sub Registrar Haveli No. 26 vide registration no. 3249/2021 and accordingly name of said Vatsala Baban Bhave deleted from 7/12 extract vide mutation entry no. 11337.

The heirs of the said property Pushpa Dilip Bhondave and others executed registered Deed of Confirmation dated 17.09.2021 which is registered in the Office of Sub Registrar Haveli No. 26 vide registration No. 13033/2021.

The heirs of the said property Laxmibai Dilip Gavade executed registered Hakksoodpatra dated 08.03.2021 which is registered in the Office of Sub Registrar Haveli No. 26 vide registration No. 4161/2021 and accordingly name of said Laxmibai Dilip Gavade deleted from 7/12 extract vide mutation entry no. 11020.

The heirs of the said property Sindhbai Jayram Ambekar executed registered Hakksoodpatra dated 12.08.2021 which is registered in the Office of Sub Registrar Haveli No. 26 vide registration No. 11222/2021 and accordingly name of said Sindhbai Jayram Ambekar deleted from 7/12 extract vide mutation entry no. 11844.



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The heirs of the said property Chindhu Bajirao Kaspate and others executed registered Hakkodpatra dated 15.02.2022 which is registered in the Office of Sub Registrar Haveli No. 5 vide registration No. 2853/2022 and accordingly name of said Chindhu Bajirao Kaspate and others deleted from 7/12 extract vide mutation entry no. 11260.

The heirs of the said property Bebitai Ganapat Shedage and others executed registered Hakkodpatra dated 16.02.2022 which is registered in the Office of Sub Registrar Haveli No. 5 vide registration No. 2926/2022 and accordingly name of said Bebitai Ganapat Shedage and others deleted from 7/12 extract vide mutation entry no. 11258.

The heirs of the said property Lilabai Dnyaneshwar Ghule and others executed registered Hakkodpatra dated 11.05.2022 which is registered in the Office of Sub Registrar Haveli No. 5 vide registration No. 8962/2022 and accordingly name of said Lilabai Dnyaneshwar Ghule and others deleted from 7/12 extract vide mutation entry no. 11354.

The heirs of the said property Manda Sampat Kaspate and others executed registered Hakkodpatra and Supplementary Agreement dated 22.02.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 3357/2023 and 3358/2023 respectively.

The heirs of the said property Chandrakant Damodar Barane and others executed registered Hakkodpatra and Supplementary Agreement dated 22.02.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 3359/2023 and 3401/2023 respectively.

The heirs of the said property Chhaya Vishal Barane and others executed registered Hakkodpatra and Supplementary Agreement dated 13.07.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 13231/2023 and 13232/2023 respectively and



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accordingly name of said Chhaya Vishal Barane and others deleted from 7/12 extract vide mutation entry no. 11783.

The heirs of the said property Mahesh Nandu Barane and others executed registered Hakksoodpatra and Supplementary Agreement dated 06.12.2023 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 24162/2023 and 24161/2023 respectively and accordingly name of said Mahesh Nandu Barane and others deleted from 7/12 extract vide mutation entry no. 11921.

The heirs of the said property Tarabai Raghunath Shinde executed registered Hakksoodpatra and Deed of Confirmation dated 05.04.2024 which is registered in the Office of Sub Registrar Haveli No. 14 vide registration No. 7701/2024 and 7702/2024 respectively and accordingly name of said Tarabai Raghunath Shinde and others deleted from 7/12 extract vide mutation entry no. 12022.

That thereafter owners namely **Parvatibai Maruti Bhondave, Rajaram Maruti Bhondave, Tanaji Maruti Bhondave, Sanjay Murlidhar Bhondave, Gulab Jayvant Bhondave, Kaluram Jayvant Bhondave, Shivaji Jayvant Bhondave, Sahebrao Prabhakar Bhondave, Bajirao Prabhakar Bhondave, Prakash Prabhakar Bhondave, Vaishali Shantaram Bhondave, Viraj Shantaram Bhondave, Manasi Shantaram Bhondave, Urmila Vijay Bhondave, Rohan Vijay Bhondave** and others executed registered Development Agreement and Power of Attorney dated 13/02/2021 in favour of **M/s. Vivanta Realty through its Partner Mr. Vasant Khandu Kate** which is registered in the Office of Sub Registrar Haveli No. 25 vide registration No. 2503/2021 and 2504/2021 respectively.

Incident of Survey No. 105/1(P) out of area 00 H 20 R and Survey No. 105/2(P) out of area 00 H 72.50 R.:



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That the said property was originally owned by Arun Shankar Bhondave and others. The said owners executed registered Development Agreement and Power of attorney dated 20/04/2006 in favor of Mr. Vasant Khandu Kate and the said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 14 vide registration no. 3124/2006 and 3125/2006 respectively which is registered on dated 20/04/2006.

That thereafter the said property acquired by Satish Gopal Joshi and Vivek Gopal Joshi for development vide registered Development Agreement and Power of Attorney from Arun Shankar Bhondave and others through their Power of Attorney Holder Mr. Vasant Khandu Kate and said Development Agreement and Power of Attorney is registered in the Office of Sub Registrar Haveli No. 11 vide registration no. 34/2007 and 35/2007 respectively which is registered on dated 26/12/2006.

That thereafter the said property is purchased by Satish Gopal Joshi through his Power of Attorney Holder Vivek Gopal Joshi from Arun Shankar Bhondave and others vide registered Sale Deed which is registered in the Office of Sub Registrar Haveli No. 17 vide registration no. 8635/2008 which is registered on dated 18/08/2008.

That the said property is acquired by present owner from his real brother Mr. Satish Gopal Joshi vide registered Deed of Gift which is registered in the Office of Sub Registrar Haveli No. 18 vide registration no. 1515/2012 registered on dated 10/02/2012. And accordingly the name of present owner has been entered on 7/12 extract of the said property vide mutation entry. Henceforth the present is owner in continuous and peaceful and possession of the said property. And accordingly name of present owner entered on 7/12 extract vide mutation entry no. 8279.



MAHESH S. MANE

B.S.L. LL.B.
(Advocate)

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Thereafter said owner namely Vivek Gopal Joshi executed registered Development Agreement and Power of Attorney in favour of **Vivanta Realty Through its Partner Mr. Vasant Khandu Kate** and said Development Agreement and Power of Attorney in respect of said property **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs. 3 Paise 50 **out of area admeasuring about 00 H 43.40 R** which is situated at village Ravet Taluka Haveli Dist. Pune which is more particularly described in Para No. 1 and said Development Agreement and Power of Attorney are registered in the Office of Sub Registrar Haveli No.26 vide no. 9394/2019 and 9397/2019 respectively which is registered on dated 17/06/2019.

Thereafter said owner namely Vivek Gopal Joshi executed registered Development Agreement and Power of Attorney in favour of **Vivanta Realty Through its Partner Mr. Vasant Khandu Kate** and said Development Agreement and Power of Attorney in respect of said property **Survey No. 105/1(P)** totally admeasuring 00 H 60 R assessed for Rs. 1 Paise 50 out of area admeasuring **00 H 20 R** and **Survey No. 105/2(P)** totally admeasuring 00 H 99 R assessed for Rs. 3 Paise 50 **out of area admeasuring about 00 H 29.10 R** which is situated at village Ravet Taluka Haveli Dist. Pune which is more particularly described in Para No. 1 and said Development Agreement and Power of Attorney are registered in the Office of Sub Registrar Haveli No. 14 vide no. 7597/2024 and 7598/2024 respectively which is registered on dated 04/04/2024.

Thereafter Mr. Vivek Gopal Joshi have executed registered Deed of Mortgage dated 03/01/2024 which is duly registered in the office of Sub Registrar Haveli No. 14 at Sr. No. 25842/2024 with State Bank of India and as per said Deed of Mortgaged there is encumbrances of Rs.20,00,00,000/- on 7/12 extract vide mutation entry no. 11941.



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In the circumstances the said **M/s. Vivanta Realty through its Partner Mr. Vasant Khandu Kate** is absolutely entitled to implement ownership Flats Scheme on the above captioned land more particularly described in Para No. 1 & dispose of the Flat/Unit/Shop/Office to the intending buyers on ownership basis.

SEARCH REPORT OF 30 YEARS: I also caused search in the office of Sub-Registrar Haveli Pune in respect of Property described in Para No.1 situated at village Ravet, Pune vide GRN No. MH011378326202122E dated 08/01/2022 and vide GRN No. MH007398174202425E dated 28/08/2024 from 1994 to 2024. During my search some year record could not be available because some register were in torn condition. During my search I did not come across with any entry showing any encumbrances charges or any other right, title or interest by any other person in any manner.

I have published Notice in the usual form published in the Daily Financial Express which appeared on dated 06/09/2024 as part of investigation of title. I have not received any objection or communication response to my Public Notice.

Litigation if Any - There is no any litigation pending before any court of law regarding said property.

Pune

Date : 21/12/2024

WSK
MAHESH S. MANE
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